

**NOW AVAILABLE
FOR OCCUPATION
FOLLOWING COMPLETION
OF REFURBISHMENT**

ON THE INSTRUCTIONS OF:

Topps Tiles

**stratton
creber
commercial**
property consultants

AVAILABLE UNIT



To let

**Part Unit 12, Trusham Road, Marsh Barton
Trading Estate, Exeter, EX2 8QH**

Viewing by prior appointment with
Andrew Hosking

(01392) 202203

andre@sccexeter.co.uk

Well located refurbished trade counter unit

Adjacent to Topps Tiles

Approx: 3,146 sq ft / 292.3 sq m

Excellent car parking

Rent: £28,000 per annum exclusive

strattoncrebercommercial.co.uk

Location

Marsh Barton is Exeter's main industrial/trading estate approximately 3 miles south of the city centre and the property is located just off the main arterial route of Trusham Road between the adjacent premises currently being refurbished for Topps Tiles and SMC Skoda.

Very close to the roundabout linking Marsh Green Road and Trusham Road the premises, which have recently been refurbished, are considered ideal for trade counter purposes and other occupiers nearby include Market Carpets and Majestic Wines.

Description

The unit comprises a clear span 6 bay property with car parking to the front and refurbishment works have recently been completed providing the following:-

- New powder-coated double glazed aluminum doors behind electrically operated roller shutter
- Disabled w/c facility
- Kitchenette
- New full height cladding to the front elevations in goose-wing grey
- Liquid applied Delcote encapsulation roof sheet system with gutter lining
- Independent lockable oil tank and feed, ready to receive tenant's heater
- Floor has been mechanically prepared, ready to receive tenant's finish
- All walls painted in magnolia

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

35' x 89'6" (3,146 sq ft)
10.7m x 27.3m (292.3 sq m)

Lease Terms

The site and premises are available on a new fully repairing and insuring lease for a term to be agreed between the parties at an initial annual rental of **£28,000 per annum exclusive**.

Rateable Value

To be re-assessed; further information upon request.

Energy Performance Certificate (EPC)

Upon completion of the building works an EPC will be provided.

Occupation

The refurbishment works have recently been completed and the property is available for immediate occupation. Topps Tiles are due to reoccupy their refurbished unit in February 2016.

VAT

We are informed that VAT is payable on the rent and service charge.

Legal Costs

The parties are to be responsible for their own legal costs with the superior landlord's fees being split equally.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
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- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Exeter Office

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